

# *Board of County Commissioners*

## **Development Review**

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## **Development Review Committee Meeting** **June 14, 2004**

**Members Present:** Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Keith Hunter-Environmental Health Director, Skip Lukert-Building Official, Michael Springstead-Springstead Engineering, Dale Parrett-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes from the June 7, 2004 meeting. Mr. Cilenti seconded the motion and the motion carried.

### **Old Business:**

#### **VOS: Laurel Manor – Preliminary and Final Plat Review**

Steve Barley, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary and final plat approval to develop a 4-lot/3-tract subdivision. All preliminary plat comments have been addressed on a revised plat. Easement issues were discussed regarding blanket easements. Blanket easements are not recommended as they may cause title problems. All comments regarding the final plat will be addressed on a revised plat. Utility easements are addressed in the restrictions. Lot 3 is for the purpose of a water tower. The roads within the subdivision were assumed by staff to be private roads. Attorney Neal expressed concern over the language submitted in the conveyance. There have been no prior discussions regarding public dedication of Laurel Manor Drive, and it was not reviewed for public road standards. Mr. Springstead stated he had no concerns regarding his engineering review. The Committee discussed the applicant possibly obtaining a license for the sign island in the road entrance through Public Works if the road is county maintained. The majority of the Committee recommends Laurel Manor Drive be a private road. The parcels located south of Laurel Manor Drive (lot 2) are to be sold for commercial use. Lot 1 is for a recreation center. Street lighting is to be addressed by the developer. The Memorandum of Agreement was discussed.

Mr. Helms moved to table the preliminary and final plat request until the next meeting. Mr. Springstead seconded the motion and the motion carried.

**New Business:**

**VOS: Unit 100 – Major Development – Final Plat Review**

Steve Barley, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 106-lot subdivision. All of staff's comments will be addressed on a revised plat. There were no comments from the surveyor, clerk or engineer.

Mr. Helms moved to approve the final plat, subject to staff's comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

*Attorney Neal excused herself from the meeting at 2:30 PM.*

**VOS: Janeann Villas – Major Development – Preliminary Plan Review**

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting preliminary plan approval to develop a 57-lot subdivision. Stop signs and stop bars need to be shown on the engineering plans. Staff requested these also be shown on the preliminary plans. A rear yard easement for the drainage system has been added to lots 7 and 28. Additional detail was requested for surrounding properties. Traffic patterns, curbed driveways and the placement of stop bars were discussed.

Mr. Cilenti moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

**VOS: Sabal Chase Recreation Center and Postal Park – Major Development – Preliminary and Engineering Review**

Kim Burgess, Mid-State Engineering and Surveying, LLC, was present and requesting preliminary and engineering approval to construct a recreation center and postal park. Staff comments were discussed regarding the following items: no road name is listed leading into Unit 118, show all existing retaining walls and setbacks, clarify incoming/outgoing turn radiuses, show sidewalk width, include all building and site information, note any flood zones and note the handling of waste as roadside pick-up. Engineering comments were discussed regarding the following items: lighten areas on the plans for better visibility and submit all required agency permits. Stop signs and stop bars need to be shown on the plans.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

*Attorney Neal returned at 2:45 PM.*

**VOS: Newport Villas – Major Development – Engineering Review**

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 53-unit subdivision. Engineering comments included issues regarding storm water, potable water and fire flow calculations. These items were submitted with Unit 122.

Mr. Springstead moved to approve the engineering plans, subject to his review of the above-named items. Mr. Helms seconded the motion and the motion carried.

**VOS: Unit 122 – Major Development – Engineering Review**

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 341-unit subdivision. There were no comments from the engineer.

Mr. Springstead moved to approve the engineering plans. Mr. Helms seconded the motion and the motion carried.

**VOS: Village of Largo Postal Park and Neighborhood Recreation Center – Major Development – Engineering Review**

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to construct a postal building and pool building. There were no comments from the engineer.

Mr. Springstead moved to approve the engineering plans. Mr. Cilenti seconded the motion and the motion carried.

**VOS: Unit 120 – Major Development – Preliminary Review**

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 152-unit subdivision. Staff recommends showing all stop signs and stop bars on the preliminary plans. The zero foot setback requirements were discussed. The additional tract from Buena Vista Boulevard needs to be shown. Street names will be shown on the engineering plans. The width of the utility easement needs to be shown. This subdivision will not be walled.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

Mr. Helms moved to adjourn. Mr. Lukert seconded the motion and the motion carried. The meeting adjourned at 2:55 P.M.

The next meeting is scheduled for June 21, 2004.